



## 77 High Street, Glasgow, G1 1NB

- Ground floor retail premises
- Close proximity to Glasgow city centre
- Extends to approximately 52.12 sq.m. (561 sq.ft.)
- New FRI lease available
- Rental offers in excess of £12,000 per annum, exclusive of VAT.



## LOCATION

The subjects are located in the Merchant City area of Glasgow city centre and are situated on the west side of High Street in close proximity to Trongate at Glasgow Cross. Public transport links, including Argyle Street and St Enoch Subway stations, are both within walking distance.

## DESCRIPTION

The subjects comprise a ground floor mid-terrace retail premises forming part of a larger five-storey traditional tenement building of blonde sandstone construction. Internally, is fitted out in line with its former use, as a hair salon, benefitting from recessed fluorescent strip lighting, suspended ceiling, kitchen/toilet facilities and prep/storage areas located to the rear. Neighbouring tenants include a mix of independent retailers and national nearby occupiers include; Tesco Express, Domino's, Subway and William Hill.

## ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Ground Floor: 52.12 sq.m. (561 sq.ft.)

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

We are instructed to seek offers in excess of £12,000 per annum, exclusive of VAT. Please contact us for an Offer to Let form.

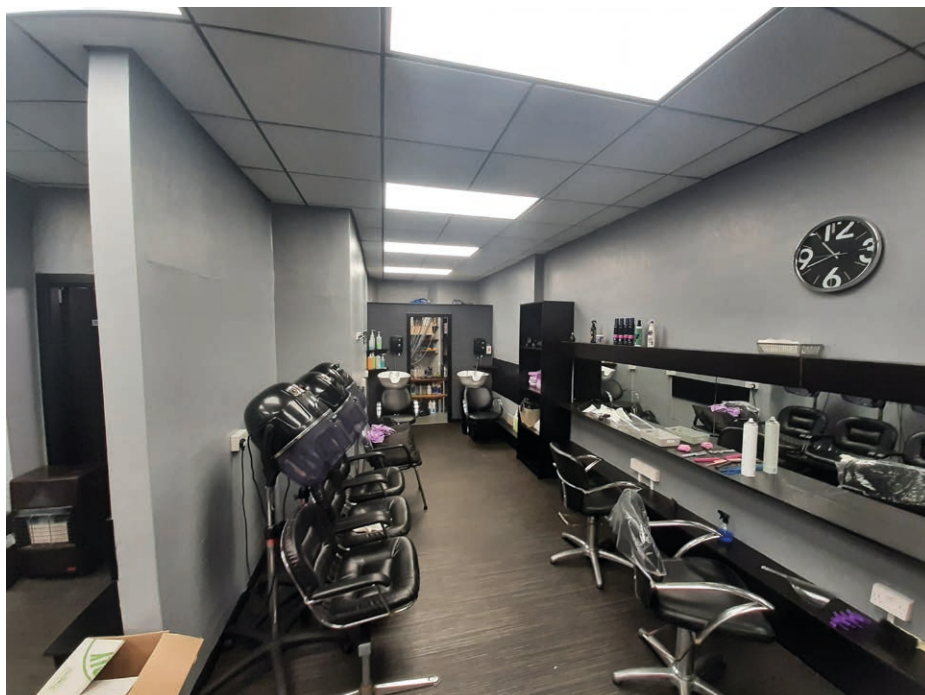
As part of any letting, it is likely that our client will require an advance rental payment. Full details are available from the letting agents.

## RATING ASSESSMENT

The subjects are entered in the Valuation Roll with a Rateable Value of £9,400.

The poundage rates for 2022/2023 is £0.498 in the pound.

The property will qualify for 100% rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.



## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for this property and can be provided upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through

Messrs Graham + Sibbald LLP:  
233 St. Vincent Street  
Glasgow  
G2 5QY

Tel: 0141 332 1194

## To arrange a viewing please contact:



**Ryan Farrelly**

Commercial Agent  
ryan.farrelly@g-s.co.uk  
0141 567 5382  
07900 390078



**Louise Gartland**

Commercial Agent  
louise.gartland@g-s.co.uk  
0141 332 1194  
07989 352731

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2022